

157.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

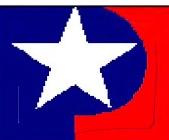
784,600 / 784,600

USE VALUE:

784,600 / 784,600

ASSESSED:

784,600 / 784,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
103		GEORGE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	REYNOLDS EMILY	Unit #:	
Owner 2:	JACKSON MALCOLM		
Owner 3:			

Street 1: 103 GEORGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: DORNBURGH EDMUND &amp; ELIZABETH -

Owner 2: -

Street 1: 103 GEORGE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Wood Shingle Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Topo	-5					399,000						399,000	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								104265
								GIS Ref
								GIS Ref
								Insp Date
								06/26/18

**USER DEFINED**

Prior Id # 1:	104265
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	02:22:08
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID 157.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,600	1200	6,000.	399,000	769,800	769,800	Year End Roll	12/18/2019
2019	101	FV	279,200	1300	6,000.	399,000	679,500	679,500	Year End Roll	1/3/2019
2018	101	FV	274,200	500	6,000.	336,300	611,000	611,000	Year End Roll	12/20/2017
2017	101	FV	274,200	500	6,000.	307,800	582,500	582,500	Year End Roll	1/3/2017
2016	101	FV	274,200	500	6,000.	262,200	536,900	536,900	Year End	1/4/2016
2015	101	FV	267,400	500	6,000.	228,000	495,900	495,900	Year End Roll	12/11/2014
2014	101	FV	267,400	500	6,000.	210,900	478,800	478,800	Year End Roll	12/16/2013
2013	101	FV	267,400	500	6,000.	200,600	468,500	468,500		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DORNBURGH EDMUN	72762-588	1	6/14/2019		960,000	No	No		
FORTIER GARY/BR	54857-1		6/21/2010		541,413	No	No		
MACHADO RUY DA	37786-371		1/24/2003		470,000	No	No		
MACHADO RUY	26426-267		6/21/1996	Family		No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/8/2020	1047	Porch	42,450	O				
11/30/2016	1481	Heat App	20,000	O				Add HVAC
2/18/2014	124	Manual	8,560	C				
6/27/2005	530	New Wind	2,228					
4/5/1999	219	Addition	34,000	C				ADD 2ND FLOOR

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/4/2019	SQ Returned	JO	Jenny O
6/26/2018	Inspected	CC	Chris C
5/21/2018	MEAS&NOTICE	BS	Barbara S
6/9/2014	External Ins	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
10/18/2008	Meas/Inspect	201	PATRIOT
3/29/2003	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/29/1999	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>			<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>			
Type:	6 - Colonial		Full Bath:	2	Rating:	Good						
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:				32			
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:				12		
Foundation:	1 - Concrete		A 3QBth:		Rating:							
Frame:	1 - Wood		1/2 Bath:		Rating:							
Prime Wall:	1 - Wood Shingle		A HBth:		Rating:							
Sec Wall:		%	OthrFix:		Rating:							
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>			<b>RESIDENTIAL GRID</b>						
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good			24			
Color:	TAN		A Kits:		Rating:				22			
View / Desir:			Frl:		Rating:				CPT (264)			
<b>GENERAL INFORMATION</b>			WSFlue:		Rating:							
Grade:	C+ - Average (+)		<b>CONDO INFORMATION</b>									
Year Blt:	1956	Eff Yr Blt:	Location:									
Alt LUC:		Alt %:	Total Units:									
Jurisdict:	G11	Fact:	Floor:									
Const Mod:			% Own:			<b>REMODELING</b>			<b>RES BREAKDOWN</b>			
Lump Sum Adj:			Name:			Exterior:		No Unit	RMS	BRS	FL	
<b>DEPRECIATION</b>						Interior:		1	9	4		
			Phys Cond:	GD - Good	18. %	Additions:	1999					
						Kitchen:						
<b>INTERIOR INFORMATION</b>			Avg Ht/Ft : STD									

## **INTERIOR INFORMATION**

Avg Ht/FL:	STD		Funct	
Prim Int Wall:	1 - Drywall		Econom	
Sec Int Wall:			% Spec	
Partition:	T - Typical		Override	
Prim Floors:	3 - Hardwood			
Sec Floors:			%	
Bsmnt Flr:	12 - Concrete			
Subfloor:				
Bsmnt Gar:				
Electric:	3 - Typical		C	
Insulation:	3 - Typical		A	
Int vs Ext:	S		Other	
Heat Fuel:	1 - Oil		Grad	
Heat Type:	3 - Forced H/W			
# Heat Sys:	1			
% Heated:	100	% AC:	100	N
Solar HW:	NO	Central Vac:	NO	L
% Com Wall			Deprecia	

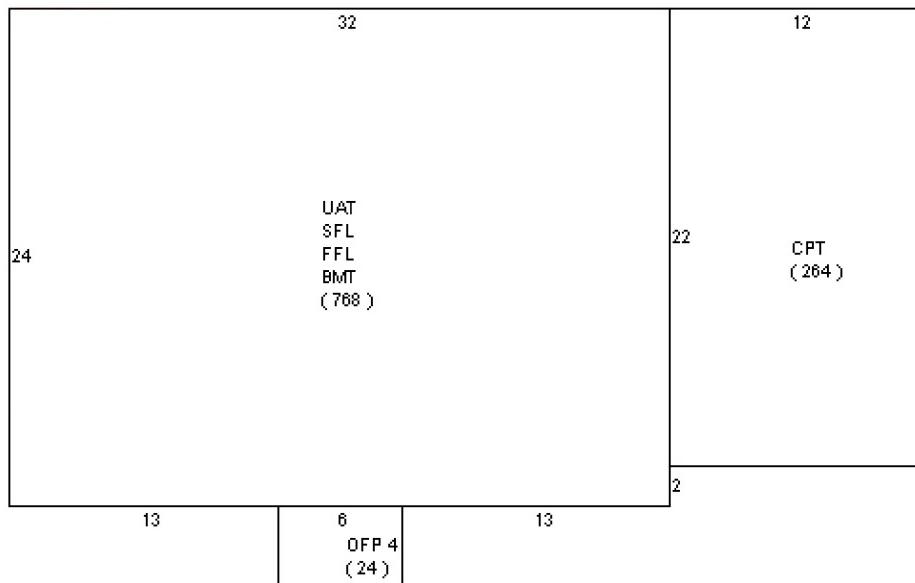
# MOBILE HOME

Make: [REDACTED] Model: [REDACTED] Serial #: [REDACTED] Year: [REDACTED] Color: [REDACTED]  
**ARD ITEMS** **PARCEL ID** 157.0-0002-0005.0

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	15X28	A	AV	2010	3.14	T	7.2	101			1,200			1,200
2	Frame Shed	D	Y	1	8X10	A	AV	2000	0.00	T	15.2	101						

## SKETCH



SUB AREA DETAIL

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	768	61.040		46,876	BMT	100	RRM	25		
FFL	First Floor	768	175.020		134,413	UAT	100	FLA	100	G	
SFL	Second Floor	768	175.020		134,413						
CPT	Carport	264	12.850		3,391						
UAT	Upper Attic	192	134.760		25,874						
OFP	Open Porch	24	46.200		1,109						
Net Sketched Area:		2,784	Total:		346,076						
Size Ad	1536	Gross Are	3360	FinArea	1920						

IMAGE

**AssessPro** Patriot Properties, Inc.

